

LINCOLN CITY/LANCASTER COUNTY PLANNING STAFF REPORT

for May 12, 2004 PLANNING COMMISSION MEETING

This is a combined staff report for related items. This report contains a single background and analysis section for all items. However, there are separate conditions provided for each individual application.

P.A.S.: Special Permit #1762B
Annexation #04004
Change of Zone #04021

PROPOSAL: To annex 10.23 acres, expand the boundary of the special permit and change the zoning on a portion from AG and AGR to R-3.

LOCATION: S. 98th St & Old Cheney Rd.

WAIVER REQUEST:

Eliminate the preliminary plat process
Wastewater collection system meeting City design standards (pump station)
Sanitary sewer running opposite street grades for Vine Cliff Dr.
Transfer of sanitary sewer from one basin to another
Dead end street to have 60' minimum radius turnaround
Lots exceeding a maximum depth of three times its width for Lots 11 & 12, Block 33
Minimum lot depth of less than 120' for lots abutting a major street for Lots 8 & 9, Block 33.

LAND AREA: 303 acres, more or less

CONCLUSION:

With conditions and the removal of the pump station and force main, this request is in conformance with the 2025 Comprehensive Plan, Zoning and Subdivision ordinances. A pump station should only be utilized in exceptional circumstances where a substantial public benefit would result. Those circumstances do not exist in this case. This is not a case of a major employer like Lincoln Benefit Life bringing hundreds of new jobs to the city. It is also not a case of adding substantially to the inventory of available lots due to some crisis of supply; this proposal would add only 60 to 65 more lots to the supply – less than 5% of what might be need in just a single year. The insignificant gain for one year would require a 20 or more year commitment and expense to operate and maintain the force main and pump station. While the staff shares a concern that infrastructure improvements proceed quickly to maintain an adequate supply of lots over the years ahead, we do not see that there is a crisis of supply at this time

RECOMMENDATION:

Special Permit	Conditional Approval
Annexation	Approval
Change of Zone	Approval

WAIVERS

Eliminate the preliminary plat process	Approval
Wastewater collection system meeting City design standards (pump station)	Denial
Sanitary sewer running opposite street grades in Vine Cliff Dr.	Conditional Approval
Transfer of sanitary sewer from one basin to another	Conditional Approval
Dead end street to have 60' minimum radius turnaround	Denial
Lots exceeding a maximum depth of three times its width for Lots 11 & 12, Block 33	Approval
Minimum lot depth of less than 120' for lots abutting a major street for Lots 8 & 9, Block 33.	Approval

GENERAL INFORMATION:

LEGAL DESCRIPTION: see attached

EXISTING ZONING: AG-Agricultural
AGR- Agricultural Residential
R-3 -Residential

EXISTING LAND USE: Residential and undeveloped

SURROUNDING LAND USE AND ZONING:

North: R-3 Residential	Single family houses
AG Agriculture	Undeveloped
South: B-5 Planned Regional Business District	Undeveloped
R-3 Residential	
East: AG Agriculture	Agriculture and acreages
West: AGR Agricultural Residential	Single family houses and church
R-3 Residential	

ASSOCIATED APPLICATIONS:

Annexation #04004

Change of Zone #04021; AG and AGR to R-3.

HISTORY:

February 24, 2003	Preliminary Plat #02017, Vintage Heights 3 rd Addition; Special permit #1762A, Annexation #02009; and Change of Zone #3374 were approved by City Council.
September 27, 1999	Preliminary Plat #99002, Vintage Heights 2 nd Addition; Special Permit #1762, Annexation #99005; and Change of Zone #3168 were approved by City Council.
August 3, 1998	Preliminary Plat #98003, Vintage Heights 1 st Addition; Special Permit #1716 and Change of Zone #3109 were approved by City Council.
July 14, 1997	Preliminary Plat #97002, Vintage Heights and Change of Zone #3045 were approved by City Council.

The area was converted from AA, Single Family Dwelling to AGR, Agricultural Residential during the 1979 zoning update.

COMPREHENSIVE PLAN SPECIFICATIONS:

Maximize the community's present infrastructure investment by planning for residential and commercial development in areas with available capacity. This can be accomplished in many ways including encouraging appropriate new development on unused land in older neighborhoods and encouraging a greater amount of commercial space per acre and more dwelling units per acre in new neighborhoods." (F-17)

"Encourage different housing types and choices, including affordable housing, throughout each neighborhood for an increasingly diverse population." (F-18)

"Interconnected networks of streets, trails, and sidewalks should be designed to encourage walking and bicycling, reduce the number and length of automobile trips, conserve energy and for the convenience of the residents." (F-18)

"The street network should facilitate calm traffic conditions, provide multiple connections within and between neighborhoods, using neighborhood development aspects such as four way intersections of residential streets, multiple connections to arterial streets and reduced block lengths." (F-19)

The Land Use Plan identifies this area as urban residential. (F-25)

Guiding principles for new neighborhoods includes:

1. Similar housing types face each other: single family faces single family, change to different use at rear of lot;
2. Parks and open space within walking distance to a ll residences;
3. Pedestrian orientation; shorter block lengths, sidewalks on both sides of all roads (F-67)

"The City's collection system, in general, will continue to be a gravity fed system that is designed to accommodate urbanization of drainage basins and sub-basins. This system encourages orderly growth within the natural drainage basin boundaries. This policy encourages urban growth from the lower portion of the drainage basin and prohibits pumping of wastewater across basin boundaries. Explore alternative methods, such as lift stations, where practical." (F-77)

UTILITIES: Utilities are available to serve this development

TRAFFIC ANALYSIS:

Multi-use trails are proposed to traverse this plat at various locations as identified in the Comprehensive Plan. There also are two grade separated roadway crossings proposed in relation to these trails when they cross Pine Lake Road and South 98th Street at locations that will impact this development. The final alignments and locations of these trails and grade separations should be coordinated with the Parks and Recreation Department, and the future development of these trails should be developed according to Note #23 on the plans.

South 98th Street, Old Cheney Road, and Pine Lake Road are all designated as minor arterials in the Comprehensive Plan.

The Comprehensive Plan shows South 98th Street, Old Cheney Road, and Pine Lake Road all to be 4-lane roadways with appropriate turn-lanes in the future.

It should be noted that a sub-area plan is proposed to take place that will involve Pine Lake Road and South 98th Street as they relate to access and circulation within the Highway 2 corridor. Right-of-way at the major intersections of 98th Street and Pine Lake Road and 98th Street and Old Cheney Road should show an additional right-of-way dedication for the first 300 feet from the intersections per the Public Works Department's requirements.

The current Capital Improvements Program indicates the following improvements on the arterial roadways serving this development:

1. Project 46: Pine Lake Road - 84th Street to east of 98th Street; 98th Street - North of Pine Lake Road to 400' north of Highway 2. Improve existing Pine Lake Road from 84th Street to 87th Street to four through lanes plus left and/or right turn lanes at intersections; and improve Pine Lake Road from 87th Street to 98th Street to two through lanes plus left and/or right turn lanes at intersections. Improve 98th Street to two through lanes plus left and/or right turn lanes. This project will improve safety and capacity, and will serve traffic generated by future development in south Lincoln. Local funds. Project length 1.75 miles. (2005-2006) This project does not yet have guaranteed funding and construction schedules are contingent upon availability of funding.

2. Project 80: S. 98th Street - 1/4 mile north of Old Cheney Road to 1/4 mile south of Old Cheney Road. Improve existing S. 98th Street to four through lanes plus left and/or right turn lanes at intersections. This project will improve safety and capacity, and will serve traffic generated by future development in south

Lincoln. Local funds. Project length 0.5 miles. (2007-2009) This project does not yet have guaranteed funding and construction schedules are contingent upon availability of funding.

3. Project 81: S. 98th Street - 1/4 mile south of Old Cheney Road to 1/4 mile north of Pine Lake Road. Improve existing S. 98th Street to four through lanes plus left and/or right turn lanes at intersections. This project will improve safety and capacity, and will serve traffic generated by future development in south Lincoln. Local funds. Project length 0.5 miles. (2007-2009) This project does not yet have guaranteed funding and construction schedules are contingent upon availability of funding.

4. Project 82: Old Cheney Road - 1/4 mile east of 84th Street to 1/4 mile east of S. 98th Street. Improve existing Old Cheney Road to two through lanes plus left and/or right turn lanes at intersections. This project will improve safety and capacity, and will serve traffic generated by future development in south Lincoln. Local funds. Project length 1.0 miles. (2007-2009) This project does not yet have guaranteed funding and construction schedules are contingent upon availability of funding.

PUBLIC SERVICE: The nearest fire station is located at S. 84th St. & South St. There is a proposed public elementary and middle school within the Vintage Heights subdivision. The nearest elementary school is Maxey located at 5200 S. 75th St.

ENVIRONMENTAL CONCERNS: Protection of Antelope Creek flood corridor and wetlands.

ANALYSIS:

1. This is a request to annex, change the zone from AG & AGR to R-3; and amend the Community Unit Plan for Vintage Heights.
2. The area to be annexed is located at the southwest corner of Old Cheney Rd. & S. 98th St. The area to be annexed contains 10.23 acres, more or less.
3. The proposed site plan eliminates the last apartment complex and a proposed day care facility from the original approved site plan. The previously approved apartments and day care are now shown as single family lots.
4. 961 dwelling units were approved with the previous community unit plan. This amendment proposes to increase the number of approved dwelling units to a total of 964 units.
5. This proposed development generally is in conformance with the 2025 Comprehensive Plan and the Southeast Subarea Plan. However it departs from the plan in two ways: a) Eliminating the potential for apartments to be part of the mix of housing in this area. Amendments have been approved in the past two years or are pending that would eliminate sites for over 2000 apartment units. It is understandable that developers do not want to hold on to land for this purpose when

there is little demand. However, it will have a cumulative effect on our goals for density and housing mix in the new areas of the city. and b) breaking with the policy of a gravity based sewer system.

6. The proposed plan eliminates 15 acreage lots along S. 98th St. and replaces them with urban sized lots. The majority of these lots cannot be served with gravity sanitary sewer. A pump station and force main is proposed to serve these lots. The Planning Department and Public Works Department does not support this waiver to allow a pump station. The adopted City of Lincoln sanitary sewer design standards state: *"The transfer of wastewater from one watershed to another by any means, such as a lift station or construction of a sanitary sewer which cuts through the ridge separating the watersheds, shall not be permitted."* When Vintage Heights 2nd Addition CUP was approved, it was agreed that the acreage lots which drain east into the Stevens Creek watershed, would not be subdivided into smaller lots and pump stations would not be allowed.
7. Exceptions to the Comprehensive Plan policy and design standard have been approved, but only in few unique occasions. They have not been approved for portions of subdivisions as proposed in this case. Planning and Public Works staff have been working on a set of proposed criteria to help the Planning Commission and City Council decide if and when requests like this should be approved. A draft of those criteria is attached. This request fails to achieve many of those criteria, and therefore staff does not recommend approval of the pump station in this case.

One of the criteria establishes a minimum size threshold in order to avoid the City being responsible for numerous small, inefficient facilities. This proposed facility is much smaller than the minimum size facility that is recommended for consideration.

The developer has not indicated how the cost of these facilities will be borne. The criteria state that, although the City would operate the facility, the developer must guarantee all future operating costs as well as the initial construction costs of these facilities, and not turn that responsibility over to a property owners= association.

This facility is not "interim" in nature. It may be 25 years or more until the Stevens Creek trunk line is extended far enough south to serve this area. That will create more unknowns in terms of maintenance, repair and replacement of the system.

Another criterion suggests that these facilities not be limited to a single property owner, when there may be other owners in the vicinity who could participate in the costs and benefits. In this case, because of sewer capacity, there is no capacity to share with other property owners in the area.

Last, these facilities should only be utilized in exceptional circumstances where a substantial public benefit would result. Those circumstances do not exist in this case. This is not a case of a major employer like Lincoln Benefit Life bringing hundreds of new jobs to the city. It is also not a case of adding substantially to the inventory of available lots due to some crisis of supply; this proposal would add only 60 to 65 more lots to the supply – less than 5% of what might be need in just a single year. The insignificant gain for one year would require a 20 or more year commitment and expense to operate and maintain the force main and pump station. While the staff shares a concern that infrastructure improvements proceed quickly to maintain an adequate supply of lots over the years ahead, we do not see that there is a crisis of supply at this time – see attached memo.

8. The area west of Blackstone Rd. is shown for townhouse development. The previously approved site plan identified 57 dwelling units in this location. The proposed plan identifies 117 units. There are concerns with the density and having only one entrance/exit point at Foxtail Drive. This area should be limited to 40 dwelling units to reduce the risk of not providing emergency service if the only access is blocked until there is a second access to this area. The Vintage Heights Homeowners Association objects to the increased density in this area.
9. Pine Lake Rd. and Old Cheney Rd. are shown as proposed projects in the City's CIP. However, if this development is constructed prior to the improvement of Pine Lake Rd. or Old Cheney Rd. adjacent to this plat, this developer is responsible for constructing left turn lanes in Pine Lake Rd. and Old Cheney Rd. at the Lomathe Dr. and S. 96th St. intersections.
10. The applicant's letter request a waiver for lot depth to width ratio to allow duplex lots. A waiver is not required when the lot is occupied or intended to be occupied by a portion of a duplex or townhouse structure.
11. The applicant has requested a waiver to allow sanitary sewer to run opposite street grades in Vine Cliff Drive. Public Works and Planning does not oppose this waiver provided that the maximum and minimum allowable sewer depths are not exceeded.
12. The applicant has requested a waiver to allow the transfer of sanitary sewer from one basin to another. The majority of the plat is not able to be served by gravity sewer at design standard depths. Public Works and Planning would approve the waiver for the areas that are able to be served by a gravity sewer provided that the developer submit information showing, to the satisfaction of the Waste Water Department, that the Antelope Creek sewer has sufficient capacity for the added drainage area.

CONDITIONS: Special Permit 1762B

Site Specific:

1. After the applicant completes the following instructions and submits the documents and plans to the Planning Department office and the plans are found to be acceptable, the application will be scheduled on the City Council's agenda:

- 1.1 Submit certified information from an abstractor or an attorney indicating the current record owner(s) of all land within the limits of this application.
- 1.2 Revise the site plan to show:
 - 1.2.1 Correct legal description.
 - 1.2.2 Correct the total usage table in Note 13 on Sheet 1.
 - 1.2.3 The use of the lots & outlots in Note 13 on Sheet 1 must include the entire CUP.
 - 1.2.4 List all waivers.
 - 1.2.5 Correct waiver #2. A waiver to lot width to depth ratio is not required for duplex or townhouse lots. This waiver only applies to Lots 11 & 12, Block 33.
 - 1.2.6 Sheet 1 is too small and does not give the necessary information for the entire CUP. Change Sheet 1 to two sheets, similar to Vintage Heights 3rd Addition.
 - 1.2.7 Correct the lot layout at S. 91st & Chalk Hill Dr. to match the final plat of Vintage Heights 18th Addition.
 - 1.2.8 Identify the wetlands boundary.
 - 1.2.9 Remove the pump station and forced main or identify the exact location of the pump station. It is not clear on the site plan if the pump station is on the church property or in the street right-of-way.
 - 1.2.10 Identify the gravity sewer limits line.
 - 1.2.11 Identify all lots that cannot be serviced with gravity sanitary sewer as proposed future lots.
 - 1.2.12 Add a note to the General Site Notes on Sheet 1 & 2 that states: All lots that cannot be serviced by gravity sanitary sewer shall not be final platted until such time that gravity sanitary sewer is available. Pump stations shall not be used to service these lots.
 - 1.2.13 Show the location of the church, all accessory structures and the boundary of Lot 17 I. T. on Sheet 1 & 2.
 - 1.2.14 Show the location of the house and the boundary of Lot 16 I. T. on Sheet 1 & 2.
 - 1.2.15 Show S. 84th St. on Sheet 1 & 2.

- 1.2.16 Add a note on Sheet 2 that states, No ,more than 40 dwelling units shall be built in Blocks 36-40 until Foxtail Dr. is built to S. 84th St. or road connection to another street system to the south.
- 1.2.17 Show a sidewalk from Franciscan Dr. to the mini-park site.
- 1.2.18 Identify the proposed lot layout and street connections(Boulder Ridge) to the south of Outlot S.
- 1.2.19 Change Block 28, east of S. 96th south of Mortensen Dr., to Block 26.
- 1.2.20 Change the block numbers for the general notes on Sheet 3 to Blocks 26-35.
- 1.2.21 Make the following correction to the General Notes on Sheet 3:
 - a. Change AGR to AG in note 2.
 - b. Delete note 4.
 - c. Amend note 7 to read, "Public sidewalks shall be installed along public and private roadways."
 - d. Correct the numbering.
- 1.2.22 Identify the additional right-of-way and dimension the right-of-way.
- 1.2.23 Show a turnaround on Mortensen Ct. that meets City of Lincoln design standards.
- 1.2.24 Identify the 27' wide paving of Mortensen Ct. as an outlot. Maintain the 60' public access and utility easement. Revise the lot lines to end at the Outlot.
- 1.2.25 Correct the lot dimensions for Lots 7-12, Block 27 and Lots 1-16, Block 28.
- 1.2.26 The existing house on Lots 1 & 2, Block 27 is shown to remain. If the house is to remain revise the lot lines so that the house meets setbacks. If the house is to be removed, identify it as to be removed prior to final plat approval of the lots.
- 1.2.27 Identify what the shaded area is on Sheet 3. If the shaded area is to identify the annexation area, correct it to match the annexation exhibit.
- 1.2.28 Change Note 1 on Sheet 2 to say "Blocks 36-40 contains 117 buildable lots and four outlots."
- 1.2.29 Delete note 4 on Sheet 2. There are no building envelopes shown on the site plan.
- 1.2.30 Show access to Outlot U from Mortensen Dr.
- 1.2.31 Show the location of all fire hydrants.
- 1.2.32 Identify the location of the boundary of wetlands.
- 1.2.33 Delete the legal description for preliminary plat.
- 1.2.34 Add a note to the grading plan that all proposed contours are based on NAVD 1988.
- 1.2.35 show a street stub from Cambria Dr. to Lot 16 I. T.
- 1.2.36 Add utility easements as requested by the April 2, 2004 LES report.

- 1.2.37 Make corrections per Public Works & Utilities Department report of 4-15-04.
 - 1.2.38 Change Cambria, Lamothe and mazarin to a different name. These names are similar to existing streets.
 - 1.2.39 Change the north-south leg of Mortensen Dr. to Mortensen Lane.
 - 1.2.40 Change Franciscan Dr. to S. 90th St.
 - 1.2.41 Change the names of Latour, Thievers, Tayac, Trizac, Leyme and Eyliac. The Lincoln Police Department has concerns with the street names being mispronounced or having several different pronunciation. This may cause delays in emergency situations.
 - 1.2.42 Identify Lot 33 (church property) and note that it is not included in the CUP.
 - 1.2.43 Upon submittal of revised plans with corrections made as identified above, additional conditions may apply that were not addressed in this report.
2. This approval permits 964 dwelling units on 303.5 acres and allows for the following modifications: Allow sanitary sewer lines to run opposite street grades, allow the transfer of sanitary sewer from one basin to another, allow dead end streets without the minimum 60' radius turnaround and allow lots to exceed the maximum depth of three times its width.

ADD THIS PARAGRAPH IF PP PROCESS IS WAIVED:

The waiver of the preliminary plat process shall only be effective for a period of ten (10) years from the date of the city's approval, and shall be of no force or effect thereafter. If any final plat on all or a portion of the approved community unit plan is submitted five (5) years or more after the approval of the community unit plan, the city may require that a new community unit plan be submitted, pursuant to all the provisions of section 26.31.015. A new community unit plan may be required if the subdivision ordinance, the design standards, or the required improvements have been amended by the city; and as a result, the community unit plan as originally approved does not comply with the amended rules and regulations.

General:

3. Before receiving building permits:
 - 3.1 The permittee shall have submitted a revised and reproducible **final** plan including 5 copies and the plans are acceptable.
 - 3.2 The construction plans shall comply with the approved plans.

- 3.3 Final Plats shall be approved by the City
- 3.4 Applies only if City Council approves a pump station: the developer shall enter into an agreement with the City where developer will fund the operation, repair and maintenance costs of the force main and pump station throughout the entire time of usage of the station. This responsibility may not be passed to a Homeowner's Association. The City does not want the additional cost of collecting from multiple property owners. The City will agree to operate the force main and pump station, after it becomes functional, if the developer funds the costs of construction, operation, repair and maintenance. The system shall be designed and constructed to the satisfaction of Public Works and Utilities Department.

The developer will need to provide a bond for 25 years of operating costs. The developer shall fund all costs associated with closing and removing the pump station. The developer shall have full salvage rights to the pump station building, equipment and land after the station is closed. (The future use of the land shall be identified in advance.) The developer shall fund all costs associated with properly abandoning the force main, including any costs for restoring all property in or adjacent to the easements.

STANDARD CONDITIONS:

- 4. The following conditions are applicable to all requests:
 - 4.1 Before occupying the dwelling units all development and construction shall have been completed in compliance with the approved plans.
 - 4.2 All privately-owned improvements shall be permanently maintained by the owner or an appropriately established homeowners association approved by the City Attorney.
 - 4.3 The site plan accompanying this permit shall be the basis for all interpretations of setbacks, yards, locations of buildings, location of parking and circulation elements, and similar matters.
 - 4.4 This resolution's terms, conditions, and requirements bind and obligate the permittee, its successors and assigns.
 - 4.5 The applicant shall sign and return the letter of acceptance to the City Clerk within 30 days following the approval of the special permit, provided,

however, said 30-day period may be extended up to six months by administrative amendment. The clerk shall file a copy of the resolution approving the special permit and the letter of acceptance with the Register of Deeds, filling fees therefor to be paid in advance by the applicant.

5. The site plan as approved with this resolution voids and supersedes all previously approved site plans, however all resolutions approving previous permits remain in force unless specifically amended by this resolution.

Prepared by:

Tom Cajka, 441-5662, tcajka@ci.lincoln.ne.us
Planner

DATE: April 29, 2004

APPLICANT: Pine Lake Development L.L.C.
3801 Union Dr.
Lincoln, NE 68508
(402) 434-5650

OWNER: same as applicant

CONTACT: Jason Thiellen
Engineering Design Consultants
2200 Fletcher Ave. Suite 102
Lincoln, NE 68521
(402) 438-4014

LEGAL DESCRIPTION AMENDED C.U.P. & SPECIAL PERMIT

A TRACT OF LAND COMPOSED OF ALLEGRINI TERRACE ADDITION AND ALLEGRINI TERRACE FIRST ADDITION, VINTAGE HEIGHTS 6TH ADDITION, VINTAGE HEIGHTS 7TH ADDITION, VINTAGE HEIGHTS 8TH ADDITION, VINTAGE HEIGHTS 9TH ADDITION, VINTAGE HEIGHTS 10TH ADDITION, VINTAGE HEIGHTS 11TH ADDITION, VINTAGE HEIGHTS 12TH ADDITION, VINTAGE HEIGHTS 14TH ADDITION, VINTAGE HEIGHTS 15TH ADDITION, VINTAGE HEIGHTS 16TH ADDITION, VINTAGE HEIGHTS 17TH ADDITION, LOTS 56 & 67 AND A PORTION OF LOT 17, ALL LOCATED IN SECTION 14, TOWNSHIP 9 NORTH, RANGE 7 EAST OF THE 6TH P.M., CITY OF LINCOLN, LANCASTER COUNTY, NEBRASKA.



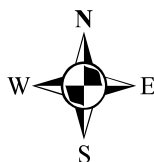
2002 aerial

Special Permit #1762B **S. 98th & Old Cheney Rd.**

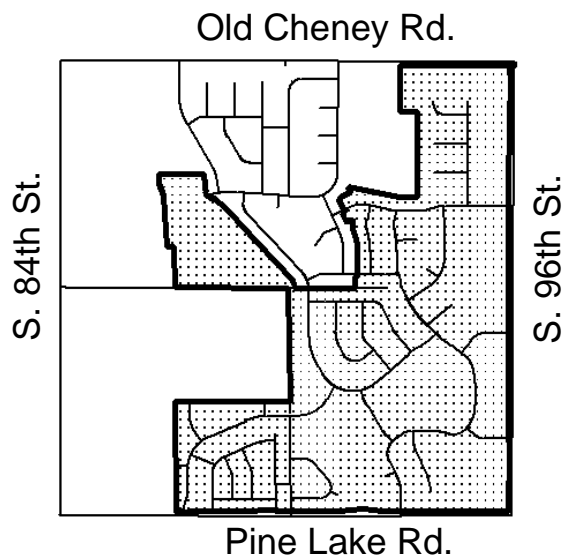
Zoning:

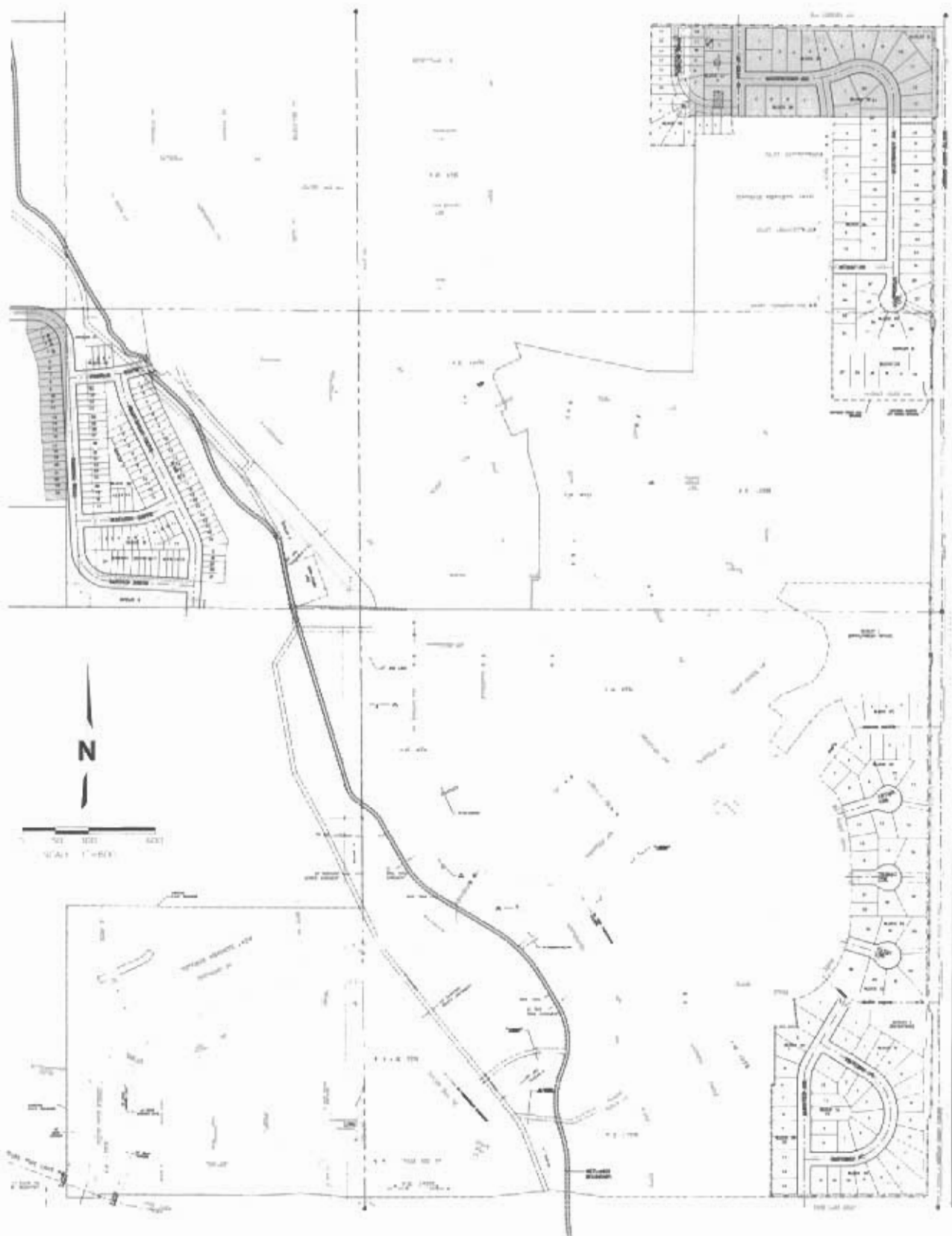
R-1 to R-8	Residential District
AG	Agricultural District
AGR	Agricultural Residential District
R-C	Residential Conservation District
O-1	Office District
O-2	Suburban Office District
O-3	Office Park District
R-T	Residential Transition District
B-1	Local Business District
B-2	Planned Neighborhood Business District
B-3	Commercial District
B-4	Lincoln Center Business District
B-5	Planned Regional Business District
H-1	Interstate Commercial District
H-2	Highway Business District
H-3	Highway Commercial District
H-4	General Commercial District
I-1	Industrial District
I-2	Industrial Park District
I-3	Employment Center District
P	Public Use District

One Square Mile
 Sec. 14 T9N R7E



Zoning Jurisdiction Lines
 City Limit Jurisdiction





1000 E. 11th St., Suite 100, Lincoln, NE 68502
402-441-1111 • Fax 402-441-1112

Vintage Heights 4th Preliminary Plat

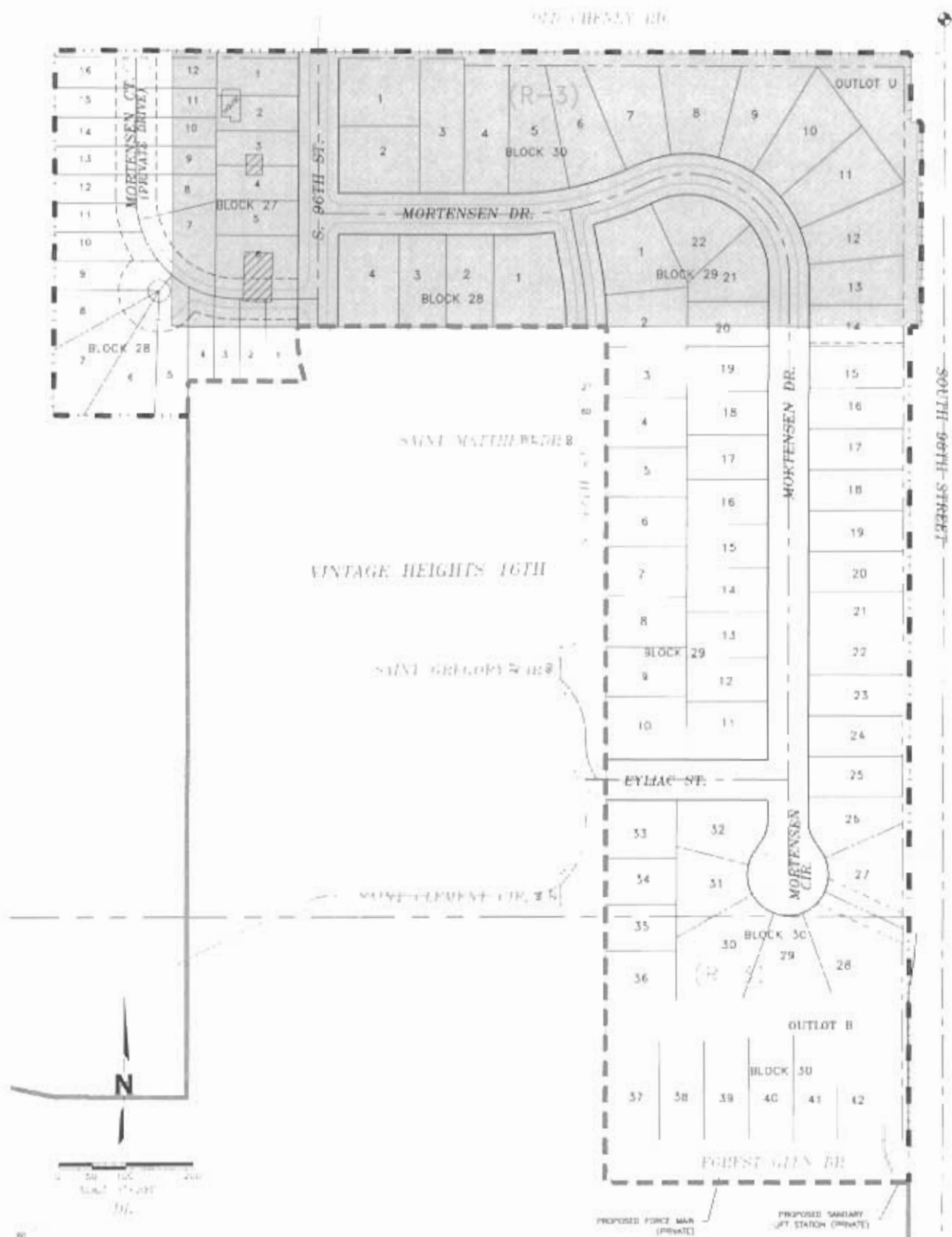
Site Plan

Lincoln, Nebraska

Drawn By: RMT
Dwg. Exhibits: 5-3-04
Date: 05/03/2004
Job#: 03 119

SHEET
1 OF 5

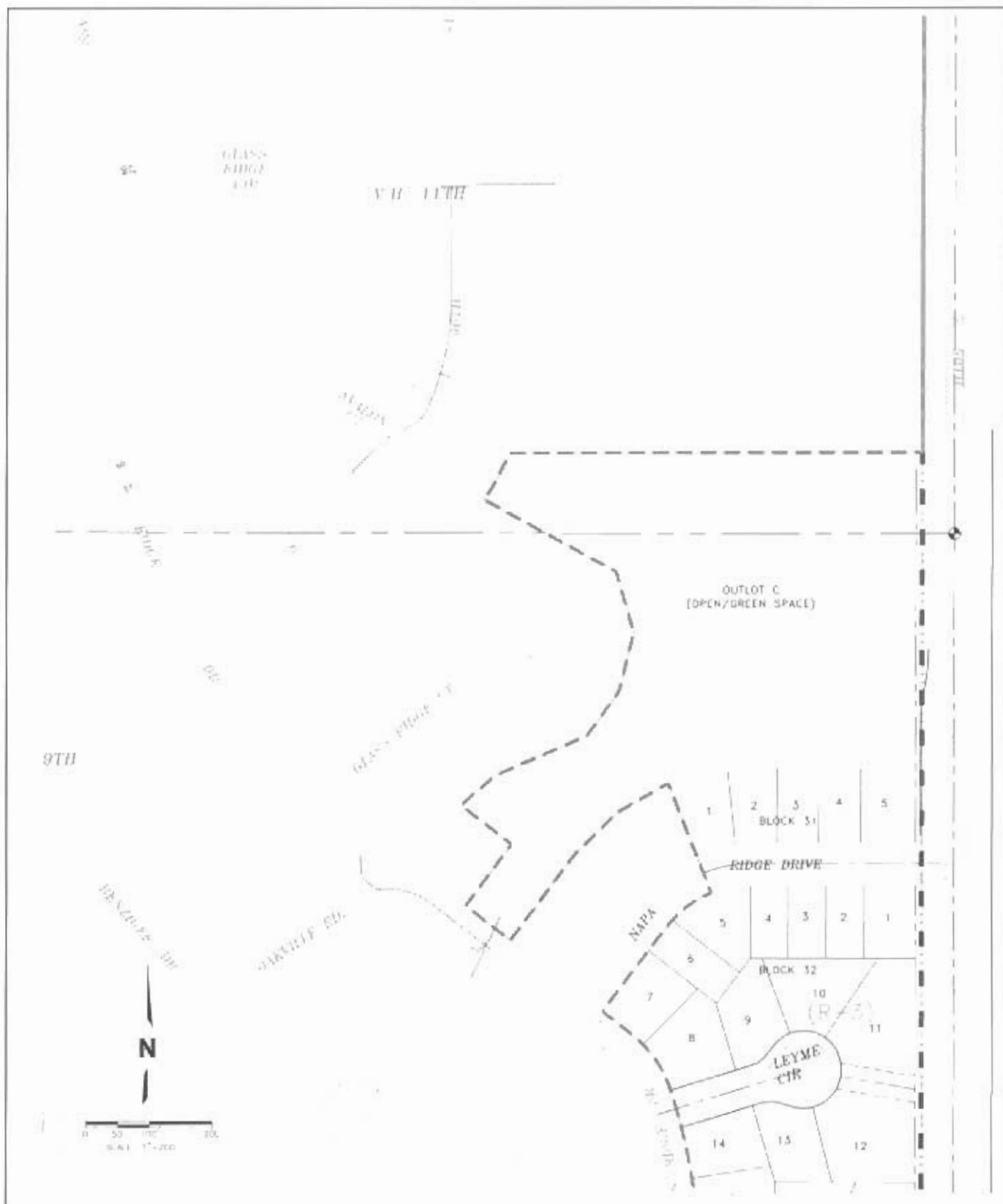




Vintage Heights 4th Preliminary Plat
Site Plan - 20th Addition
 Lincoln, Nebraska

Drawn By: RM1
 Cwg: Exhibits 5-3-24
 Date: 05/03/2004
 Job #: 03-119

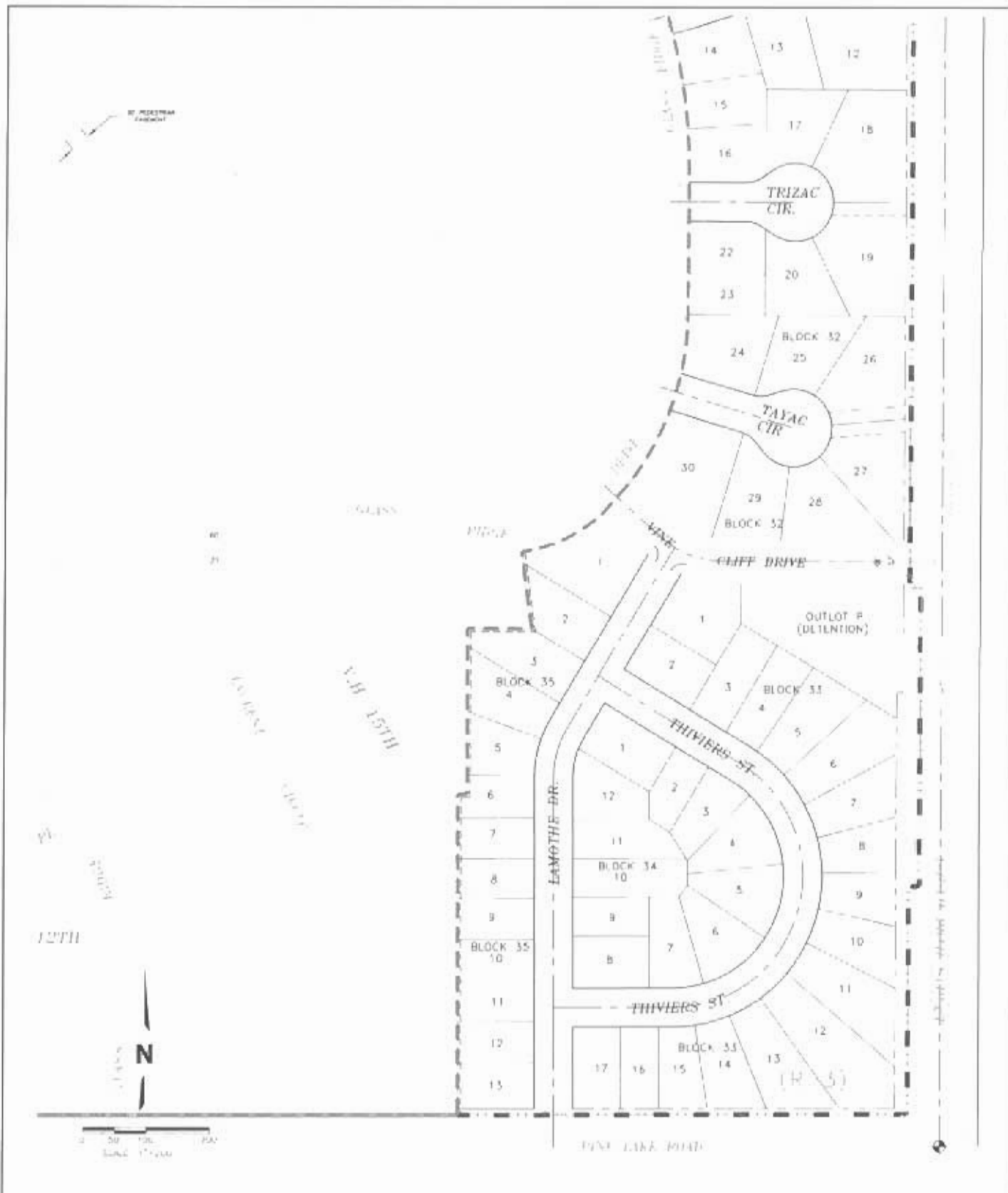
SHEET
3 OF 5



Vintage Heights 4th Preliminary Plat
Site Plan - 21th Addition
 Lincoln, Nebraska

Drawn By: RVT
 Dwg. Exhibit: 5-3-04
 Date: 05/03/2004
 Job #: 03-114

SHEET
4 OF 5



4001 S. 13th St. Lincoln, NE 68502
402-441-5000 • Fax 402-441-5001

Vintage Heights 4th Preliminary Plat Site Plan - 21th Addition Lincoln, Nebraska

Drawn By: RMT
Dwg. Exhibits: 3, 3-04
Date: 05/03/2004
Job #: 03-115

SHEET
5 OF 5



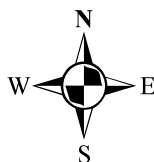
2002 aerial

Annexation #04004 S. 98th & Old Cheney Rd.

Zoning:

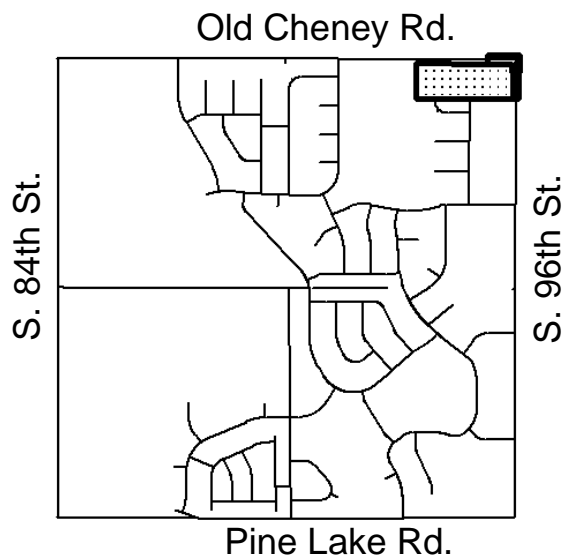
R-1 to R-8	Residential District
AG	Agricultural District
AGR	Agricultural Residential District
R-C	Residential Conservation District
O-1	Office District
O-2	Suburban Office District
O-3	Office Park District
R-T	Residential Transition District
B-1	Local Business District
B-2	Planned Neighborhood Business District
B-3	Commercial District
B-4	Lincoln Center Business District
B-5	Planned Regional Business District
H-1	Interstate Commercial District
H-2	Highway Business District
H-3	Highway Commercial District
H-4	General Commercial District
I-1	Industrial District
I-2	Industrial Park District
I-3	Employment Center District
P	Public Use District

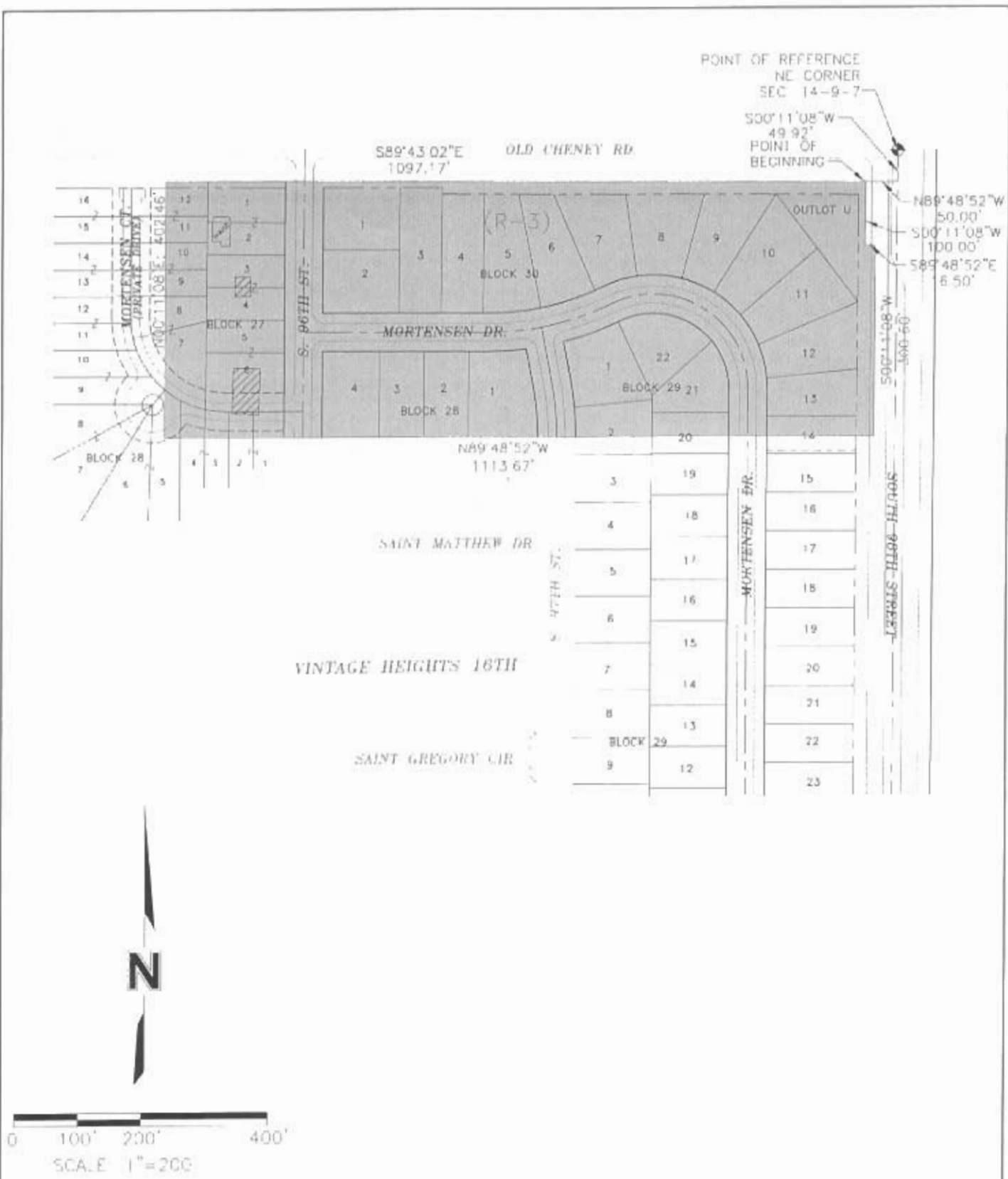
One Square Mile
Sec. 14 T9N R7E



Zoning Jurisdiction Lines

City Limit Jurisdiction





Vintage Heights 4th Preliminary Plat
Annexation Boundary
Lincoln, Nebraska

Drawn By: NLH
Dwg: PP annexation
Date: 03/16/2004
Job#: 03-3501-10

SHEET
1 OF 2

**VINTAGE HEIGHTS 4TH ADDITION PRELIMINARY PLAT
ANNEXATION LEGAL DESCRIPTION**

A TRACT OF LAND COMPOSED OF A PORTION OF LOT 67, LOCATED IN THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 9 NORTH, RANGE 7 EAST OF THE 6TH P.M., CITY OF LINCOLN, LANCASTER COUNTY, NEBRASKA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

REFERRING TO THE NORTHEAST CORNER OF SAID SECTION 14; THENCE ON THE EAST LINE OF SAID SECTION 14, S00°11'08"W (AN ASSUMED BEARING), 49.92 FEET; THENCE N89°48'52"W, 50.00 FEET TO THE POINT OF BEGINNING ALSO BEING ON THE WEST RIGHT-OF-WAY LINE OF SOUTH 98TH STREET; THENCE ON THE WEST RIGHT-OF-WAY LINE OF SAID SOUTH 98TH STREET FOR THE NEXT 3 CALLS, S00°11'08"W, 100.00 FEET; THENCE S89°48'52"E, 16.50 FEET; THENCE S00°11'08"W, 300.60 FEET; THENCE N89°48'52"W, 1,113.67 FEET; THENCE N00°11'08"E, 402.46 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF SAID OLD CHENEY ROAD; THENCE ON SOUTH RIGHT-OF-WAY LINE OF SAID OLD CHENEY ROAD, S89°43'02"E, 1,097.17 FEET TO THE POINT OF BEGINNING, CONTAINING 445,505.62 SQUARE FEET (10.23 ACRES) MORE OR LESS.



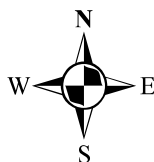
2002 aerial

Change of Zone #04021 S. 98th & Old Cheney Rd.

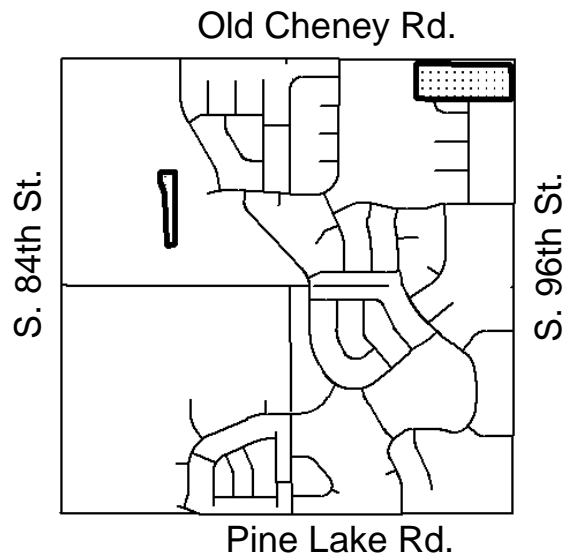
Zoning:

R-1 to R-8	Residential District
AG	Agricultural District
AGR	Agricultural Residential District
R-C	Residential Conservation District
O-1	Office District
O-2	Suburban Office District
O-3	Office Park District
R-T	Residential Transition District
B-1	Local Business District
B-2	Planned Neighborhood Business District
B-3	Commercial District
B-4	Lincoln Center Business District
B-5	Planned Regional Business District
H-1	Interstate Commercial District
H-2	Highway Business District
H-3	Highway Commercial District
H-4	General Commercial District
I-1	Industrial District
I-2	Industrial Park District
I-3	Employment Center District
P	Public Use District

One Square Mile
Sec. 14 T9N R7E



Zoning Jurisdiction Lines
City Limit Jurisdiction



Lincoln City - Lancaster County Planning Dept.

S89°52'26"E
174.81'

N00°00'46"E
103.00'

POINT OF
BEGINNING

OUTLOT Q

N19°44'29"W
133.65'

BLOCK
1 2 3 4 36

1 2
BLOCK

FOX

AGR TO
R-3

S00°24'48"E
844.29'

N03°27'10"W
597.65'

CAMBRIA ROAD

S86°32'50"W
93.42'

34
33
32
31
30
29
28
27
26
25
24
23
22
21
20
19
18
17



0 50' 100' 200'
SCALE: 1"=100'

MAR 19 2004



Vintage Heights 4th Preliminary Plat
Change of Zone - AGR to R-3
Lincoln, Nebraska

Drawn By: NLH
Dwg.: PP change of Z
Date: 03/18/2004
Job#: 03-3501-10

SHEET
1 OF 2

**VINTAGE HEIGHTS 4TH ADDITION PRELIMINARY PLAT
CHANGE OF ZONE LEGAL DESCRIPTION**

A TRACT OF LAND COMPOSED OF A PORTION OF LOT 17, LOCATED IN THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 9 NORTH, RANGE 7 EAST OF THE 6TH P.M., CITY OF LINCOLN, LANCASTER COUNTY, NEBRASKA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 17; THENCE S00°24'48"E ON THE EAST LINE OF SAID LOT 17, 844.29 FEET; THENCE S86°32'50"W, 93.42 FEET; THENCE N03°27'10"W, 597.65 FEET; THENCE N19°44'29"W, 153.65 FEET; THENCE N00°07'46"E, 109.00 FEET; THENCE S89°52'26"E, 174.81 FEET TO THE POINT OF BEGINNING, CONTAINING 105,703.73 SQUARE FEET (2.43 ACRES) MORE OR LESS.

MAR 19 2004

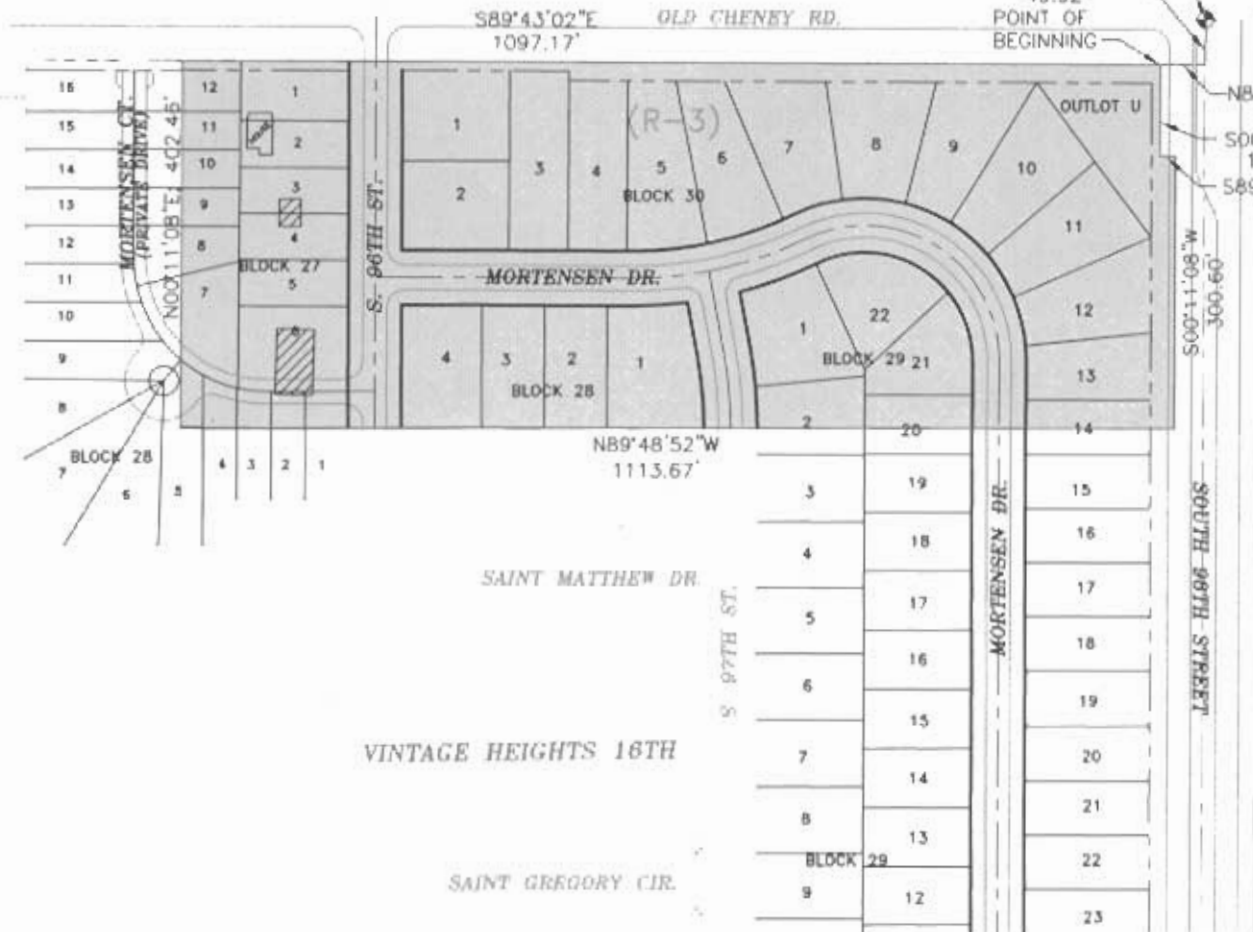
AG TO R-3

POINT OF REFERENCE
NE CORNER
SEC 14-9-7

500'11'08"W
49.92'

POINT OF
BEGINNING

N89°48'52"W
50.00'
S00°11'08"W
100.00'
S89°48'52"E
6.50'



0 100' 200' 400'
SCALE: 1"=200'



Vintage Heights 4th Preliminary Plat
Change of Zone - AG to R-3
Lincoln, Nebraska

Drawn By: NLH
Dwg.: PP change of Z
Date: 03/18/2004
Job#: 03-3501-10

SHEET
1 OF 2

**VINTAGE HEIGHTS 4TH ADDITION PRELIMINARY PLAT
CHANGE OF ZONE LEGAL DESCRIPTION**

A TRACT OF LAND COMPOSED OF A PORTION OF LOT 67, LOCATED IN THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 9 NORTH, RANGE 7 EAST OF THE 6TH P.M., CITY OF LINCOLN, LANCASTER COUNTY, NEBRASKA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

REFERRING TO THE NORTHEAST CORNER OF SAID SECTION 14; THENCE ON THE EAST LINE OF SAID SECTION 14, S00°11'08"W (AN ASSUMED BEARING), 49.92 FEET; THENCE N89°48'52"W, 50.00 FEET TO THE POINT OF BEGINNING ALSO BEING ON THE WEST RIGHT-OF-WAY LINE OF SOUTH 98TH STREET; THENCE ON THE WEST RIGHT-OF-WAY LINE OF SAID SOUTH 98TH STREET FOR THE NEXT 3 CALLS, S00°11'08"W, 100.00 FEET; THENCE S89°48'52"E, 16.50 FEET; THENCE S00°11'08"W, 300.60 FEET; THENCE N89°48'52"W, 1,113.67 FEET; THENCE N00°11'08"E, 402.46 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF SAID OLD CHENEY ROAD; THENCE ON SOUTH RIGHT-OF-WAY LINE OF SAID OLD CHENEY ROAD, S89°43'02"E, 1,097.17 FEET TO THE POINT OF BEGINNING, CONTAINING 445,505.62 SQUARE FEET (10.23 ACRES) MORE OR LESS.



Proposed Policy on Temporary Pump Stations & Force Mains

DRAFT May 3, 2004

For decades the community has been well served by its policy to use a gravity based sanitary sewer system. This policy has led to more efficient and cost effective utility service for the citizens and rate payers. Alternatives, such as relying on pump stations, are more expensive to maintain and operate in the long run.

More importantly, the gravity system is a fundamental tool of the City's infrastructure and community planning that has allowed Lincoln to grow in a more contiguous and predictable manner in order to meet the community's goals.

The 2025 Lincoln/ Lancaster County Comprehensive Plan states:

"The City's collection system, in general, will continue to be a gravity fed system that is designed to accommodate urbanization of drainage basins and sub-basins. This system encourages orderly growth within the natural drainage basin boundaries. This policy encourages urban growth from the lower portion of the drainage basin and prohibits pumping of wastewater across basin boundaries. Explore alternative methods, such as lift stations, where practical."

The adopted City of Lincoln sanitary sewer design standards state:

"The various elements of the sanitary sewer system in the City of Lincoln are designed to handle only that wastewater contribution which originates within the natural surface watershed where in the sanitary sewer system is located. The transfer of wastewater from one watershed to another by any means, such as lift station or construction of a sanitary sewer which cuts through the ridge separating the watersheds, shall not be permitted."

In light of developer requests to waive this standard and permit temporary pump stations and force mains, it is recommended that such requests be considered based on the criteria on the following pages.

Proposed Policy on Temporary Pump Stations & Force Mains

Draft May 3, 2004

Page 2

1. **Temporary Basis:** Pump stations are more expensive to maintain and operate than gravity systems and will only be allowed on a temporary basis. Gravity flow sanitary sewer lines are still the best and most cost efficient long term method to provide service. Temporary shall mean a period up to **six years**, at which point the new gravity line is built allowing the facility to be discontinued. As soon as the gravity line is available, the pump station shall be discontinued and removed.
2. **Priority A Areas Only:** Pump stations and force mains shall only be allowed in Tier I - Priority A areas; provided that the gravity trunk line to the service area is in the 6 Year Capital Improvement Program (CIP) with funding clearly identified.
3. **Limited Use:** The City of Lincoln's gravity sewer system policy has served the community well for decades. It is the most efficient and cost effective system for the citizens and rate payers of Lincoln. Pump stations and force mains shall only be used in unusual circumstances for a substantial public benefit. It is anticipated that temporary pump stations may only be used one or two times in the entire Lincoln area. In the vast majority of situations, gravity sewer should be used, even if the trunk line construction is several years away. Pump stations and force mains are to be temporary due to a delay in the construction of the gravity line.
4. **Impact on Other Services:** Use of a pump station to advance development may also impact the provision of other public services. Thus, the developer must address the following information (based on principles for serving Priority B areas before Priority A areas, page F 30 of the Comprehensive Plan):
 - a. "Demonstrate how the necessary infrastructure improvements to serve the sub-basin would be provided and financed. The City shall contact other public agencies to obtain their report on the infrastructure necessary to serve the sub-basin including utilities, roads, fire service, public safety, parks, trails, schools and library needs.
 - b. The impact that development in the sub-basin will have on capital and operating budgets, level of service, service delivery and Capital Improvement Programs is addressed.
 - c. There is demonstrated substantial public benefit and circumstances that warrant approval of the proposal in advance of the anticipated schedule."
5. **Crossing Creeks:** Permanent lift stations to transfer sewage from one side of a creek to the other, as part of gravity system have always been permitted. There are circumstances where a lift station to cross a creek is the best solution instead of siphons. This has been a policy and practice of the city for decades.
6. **Receiving Sewer Line Capacity:** The receiving trunk line must have capacity based on current and projected flows to receive the extra flow during the temporary basis. The projected capacity should assume a full buildout of any land that is already planned to be served in the Comprehensive Plan. The projected capacity should be based on a reasonable buildout of any undeveloped land.

Proposed Policy on Temporary Pump Stations & Force Mains

Draft May 3, 2004

Page 3

7. **Basins with Sewer Line Capacity:** The following sanitary sewer trunk lines have capacity as of this date (assuming projected Tier I development)

Lines With Capacity

- West O
- Little Salt

Lines Without Capacity

- Havelock
- Dead Man's Run*
- East Campus*
- Antelope Creek*
- Beal Slough*
- Salt Creek (south)*
- Middle Creek*
- Oak Creek*
- Lynn Creek*

Note: Lines marked with an asterisk (*) are at their capacity based on existing and approved developments underway and could not be pumped into under any circumstances. In some situations, once major improvements to a few of these lines are made, then there may be some capacity.

The new Stevens Creek trunk line, when constructed, would have capacity. The new Salt Valley relief trunk line is designed for a specific service and will be considered at capacity.

8. **Use of Storage Tanks:** The use of storage tanks is prohibited. Developments have proposed building storage tanks in order to pump the waste out at night in areas where the existing pipes are at capacity. There are compelling technical and operational problems with storing effluent for period beyond a few hours. For example, there are odor problems and the waste when held for a long period can cause corrosion problems in pipe lines. A pump station is typically designed to pump all the waste out every 2 to 3 hours, which is the longest period the waste should be held.
9. **Service Area of Pump Station:** The pump station and force main should be sized to serve Tier I, Priority A land that is in the same sub-basin which naturally drains to the pump station. Pump stations to benefit and serve a single property are discouraged. Small pump stations are inefficient to operate. Pump stations should be designed to serve at least 500 to 1,000 acres. The area to be served by the pump station must be contiguous to the city limits. This policy is not intended to permit "leap frog" or growth that is not contiguous to the city. Any land to be served must be inside the city limits prior to service.
10. **Length of Force Main:** Even if fully funded by a developer, building long force mains rather than a gravity sewer lines is inefficient use of financial resources. The longer time it takes to transport the waste, the greater potential for problems with respect to corrosion and odor. The transit time must be based on estimated sulfide generating capacity (or offset by chemical addition). The developer must ensure reasonable velocity with at least 4 to 5 feet per second (fps) at least 1x/day. It will be important to make appropriate use of air relief valves, blowoffs, oxygen injection (if needed), in accordance with City design standards. To protect against peak flow impacts of major storm events, the pump station should be sunk in the ground and with an enlarged pipe coming in to the pump station to provide additional storage (Hydraulic Institute Standards 98). Standards will be needed for acceptable chemicals for use in pump station odor control.

Proposed Policy on Temporary Pump Stations & Force Mains

Draft May 3, 2004

Page 4

11. **Notification of Other Affected Properties:** The City is responsible for contacting all other property owners that may reasonably be served by a pump station, early in the review process. This will allow other owners to have the same information and determine their interest in the potential pump station.
12. **Location of Pump Stations:** The developer is responsible for all costs involved in acquiring suitable land for the pump station and any costs for providing access drives to the facility. Pump stations shall not be in public right-of-way. The developer shall be solely responsible for all costs of any environmental analysis needed to locate the facility.
13. **Obtaining Right-of- Way and Easements:** The developer shall be solely responsible for all costs of obtaining right-of-way and easements without any reimbursement from the City or third parties. Force mains will be allowed to be located in arterial street right-of-way, if space is available. If the force main is to be abandoned after conversion to a gravity system, the developer must prove that there is adequate right-of-way for the unused force main and all other utilities typically found in the right-of-way.
14. **Construction:** The developer shall be solely responsible for all costs of constructing the pump station and force main. Construction plans shall be approved by the Director of Public Works and Utilities Department and be per city standards. Pump stations and force mains are considered temporary facilities and thus are not eligible for reimbursement under the Impact Fee Ordinance. Any construction will be solely at the cost of the developer without reimbursement from the City.
15. **Pump Station Design Standards:** The City design standards for temporary pump stations and force mains are under development by Public Works & Utilities.
16. **Third Party Connections:** When another party other than the developer connects to the pump station that party shall reimburse the developer for their "fair share" of the cost of constructing and operating the pump station and force main. The method and formula for contribution is to be determined.
17. **Ownership and Operation:** The developer will own the pump station, land and easements, and the City will operate the pump station and force mains once inspections have been completed and the facilities are found acceptable. Pump stations in general are costly to maintain and operate and take staff dedicated to handle some time late night calls on failures and problems. Pump stations should be avoided and the City accepts operation responsibilities only to avoid problems of an inexperienced or inaccessible private operator would inadequately respond to complaints or emergency situations.

Proposed Policy on Temporary Pump Stations & Force Mains

Draft May 3, 2004

Page 5

18. **Operating, Repair and Maintenance Costs:** There are substantial operation, repair and maintenance costs for a pump station and force main. The City may be required to hire additional staff to operate the facility. This requires specialized training and employees with this training are difficult to find to hire. The developer will be responsible for all costs for operating and maintaining the pump station and force main during the life of the facility. The costs of operating, maintenance, upgrading, permitting, administering, all are costs of the system that must be covered by the developer. This responsibility may not be passed to a Homeowner's Association, though obviously the cost may be included in the lot price. The City does not want the additional cost of collecting from multiple property owners.

The developer will need to provide a bond for the operating costs over the full estimated life time of the facility at time of Annexation Agreement. The preliminary estimate for the operating, repair and maintenance costs is \$25,000 per year. The bond will be estimated on a case by case basis depending upon the size and operation of the pump station and force main.

19. **Third Party Costs for Operation & Maintenance:** As third parties request connection, they will be required to pay all costs for operating and maintaining the pump station during the entire life of the facility.
20. **Closing of the Pump Station:** Once the station is decommissioned, the developer and any third parties will be billed all costs involved in decommissioning the station.
21. **Salvage Rights:** The developer shall fund all costs associated with properly abandoning the temporary pump station and force main, including any costs for restoring all property in or adjacent to the easements. The developer shall fund all costs associated with closing and removing the pump station. The developer shall have full salvage rights to the building, equipment and land for the pump station after it is closed. The future use of the land for the pump station shall be identified prior to approving the station.

Appendix

Background Information:

The Mayor's Infrastructure Financing Committee (MIFC) was a group charged in 2002-2003 with making recommendations to Mayor Wesley on how we pay to maintain and build the City's public infrastructure. One part of this effort was to examine ways to save on public infrastructure costs and increase the efficiency of infrastructure service delivery. The subcommittee on Cost Savings and Efficiency developed a recommendation on force mains based on a proposal by Kent Seacrest, attorney for a group of developers proposing a lift station and force main for development of land near 98th and O Streets.

The MIFC report included the following:

"1. Force Mains as Temporary Facilities

The Work Group recommends the selective deployment of force mains and lift stations as a temporary means for opening an area for future development. Developers would have to share in the costs of such systems. These systems would be replaced at such time as gravity flow services become available.

2. Service Considerations

The use of force main and lift stations would need to take into consideration these issues:

- (1) the collection main into which the effluent is being pumped must have available capacity for the projected life of the force main or lift station;
- (2) a written agreement regarding the specific geographic area contributing effluent via the force main or lift station must be defined prior to the provision of services; and
- (3) as force mains and lift stations are more expensive to maintain than a gravity flow system, a written agreement regarding the developers contribution to the maintenance of the main or station must be in place prior to the provision of services."

MEMORANDUM

TO: Marvin Krout, Planning Director
FROM: Stephen Henrichsen, Planning Department *sd*
SUBJECT: Residential Land Inventory - Single Family Lots
DATE: May 3, 2004
COPIES: Mayor Seng, Ann Harrell, Mayor's Office

Overall Supply

As of March 1, 2004 there was the potential for over 52,720 dwelling units within the 2025 future service limit for Lincoln. (See attached chart titled Residential Land Inventory Review) This is nearly a 50% increase over the total number of units within Lincoln today.

However, the majority of these units are without infrastructure. The draft Capital Improvement Program (CIP) has set out a course to substantially increase the construction of water and sanitary sewer lines and street construction during the next six years in order to increase the supply of land with services.

As of March 1, 2004, there were a total of nearly 12,000 new dwelling units in process. Most of these units have utilities nearby or planned for in the near term.

Single Family Lots

Of these units in process, 5,729 were for single family detached homes. The single family lots in process can be broken down into 2,261 lots that were final platted; 2,226 that had been approved through a preliminary plat, but not yet final platted and 1,242 in process of preliminary approval, but not yet platted.

The second chart displays the number of units based on building permits issued each year from 1989 to 2003. The 5 year average for single family homes is 1,202 per year. Due to a large number of permits last year, the 3 year average is 1,318 per year. Thus, based on our average over the last 3 to 5 years, we have about a 4 to 4 and ½ year supply of single family lots.

Upcoming Subdivisions

In addition to the plats in process, there are several other subdivisions with single family lots that are anticipated to be submitted within a year in the area of: S. 56th and Pine Lake Road; S. 84th and Highway 2; N. 14th and Alvo Road; N. 84th and Adams Street; and S. W. 27th and West A. This year's Annual Review included two proposed amendments recommended for approval at N. W. 12th and Highway 34 and S. 70th and Yankee Hill Road. These two areas will add to the land in Priority A and may hold some potential for development within the next 6 years. The draft CIP includes extending trunk lines to many areas, which would significantly add to the land with sanitary service beginning in 2006.

The supply of lots currently in process, plus the subdivisions upcoming in the next year or two, when added to the larger supply of land to be provided with utilities beginning in 2006, will be adequate to maintain the 4 year supply of lots throughout the period.

I:\SHORT\STEVE\Residential\residential land inventory memo May 3 2004.ssh.wpd

Residential Land Inventory Review DRAFT

March 15, 2004

	March 2004	July 2003	Jan 2003	Sept 2002	July 2001	Jan 2001	July 2000	July 1999	Sept. 1995	Jan 1992	Jan. 1991	Jan. 1990	Jan. 1983
Single Family/Attached/Duplex													
Final Platted	3,081	3,048	3,000	2,866	3,655	3,693	3,016	2,403	2,194	2,284	2,716	3,256	
Preliminary Platted	2,773	2,974	3,689	4,060	2,331	2,653	1,747	2,249	2,572	2,965	1,845	1,650	
Submitted Prelim	1,593	1,533	588	785	1,355	1,500	3,741	2,933	1,270				
Total Final, Prelim & Submitted	7,427	7,555	7,257	7,691	7,341	7,846	8,504	7,585	6,036	5,219	4,499	4,386	3,256
Multi-Family Units													
Final Platted	1,766	1,886	1,687	1,687	1,641	1,588	1,506	2,089	2,370	2,370	1,314	668	823
Preliminary Platted	2,128	2,852	3,074	3,049	2,487	2,639	2,287	2,195	2,223	2,558	2,245	3,190	2,896
Submitted Prelim	875	755	401	546	869	889	1,290	1,583	994				
Total Final, Prelim & Submitted	4,569	5,493	5,162	5,282	4,997	5,096	5,083	5,847	5,567	4,928	3,559	3,858	3,814
All Units In Plat Process													
Final Platted	4,827	4,934	4,687	4,553	5,296	5,281	4,522	4,472	4,584	4,624	3,441	3,012	3,534
Preliminary Platted	4,901	5,826	6,743	7,109	4,818	5,292	4,034	4,444	4,795	5,523	4,817	5,035	4,846
Submitted Prelim	2,268	2,288	969	1,311	2,224	2,369	5,031	4,516	2,264				
Total Final, Prelim & Submitted	11,996	13,048	12,419	12,973	12,338	12,942	13,587	13,432	11,623	10,147	8,058	8,047	8,180
Potential Units on Raw Land	40,724	42,106	43,822	43,821	24,633	24,260	24,706	29,952	30,963	17,755	14,832	12,131	12,998
Grand Total of Possible Units	52,720	55,154	56,241	56,794	36,971	37,202	38,293	43,384	42,586	27,902	22,890	20,178	23,236
													27,470

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	March 2004	July 2003	Jan 2003	Sept 2002	July 2001	Jan 2001	July 2000	July 1999
Single Family ONLY								
Final Platted	2,261	2,346	2,383	2,217	2,817	2,847	2,291	1,872
Preliminary Platted	2,226	2,431	2,871	3,215	2,050	2,372	1,436	1,811
Submitted Prelim	1,242	1,225	425	603	1,045	1,167	3,134	2,399
Total Final, Prelim & Submitted	5,729	6,002	5,679	6,035	5,912	6,386	6,860	6,182
								4,977

Notes: -Starting in July 1998, proposals submitted, but not yet approved were counted separately from "potential units on raw land."

- "Potential Units on Raw Land" means land inside the "Future Services Limit" of the Comprehensive Plan, but not upon which a plat has not yet been submitted or approved.

- Grand Total is the sum of "potential units on raw land" plus all final, preliminary approved and submitted dwelling units.

Source: Lincoln/Lancaster County Planning Department

**Number of New Construction Dwelling Units,
Based on Building Permits Issued in City of Lincoln
Fifteen Year Period: 1989-2003**

	2003	2002	2001	2000	1999	1998	1997	1996	1995	1994	1993	1992	1991	1990	1989
Single Family	1,565	1,281	1,108	1,041	1,015	996	814	812	741	902	876	1,010	926	821	827
Sing. Fam. Attached	533	256	260	272	199	187	243	155	178	177	107	102	95	129	94
Duplex	52	60	64	58	34	54	102	62	40	36	58	42	30	54	28
Multi-Family	260	540	319	381	489	622	1,010	1,168	919	761	524	221	464	1,113	830
Total	2,410	2,137	1,751	1,752	1,737	1,859	2,169	2,197	1,878	1,876	1,565	1,375	1,515	2,117	1,779

Average Per Period

	3 Year	5 Year	10 Year	15 Year
Single Family	1,318	1,202	1,028	982
Sing. Fam. Attached	350	304	246	199
Duplex	59	54	56	52
Multi-Family	373	398	647	641
Total	2,099	1,957	1,977	1,874

Note: Based on building permits issued, not actual construction and occupancy. There are some permits issued, particularly in multi-family, that are never built.

- Year is based on date permit issued, not date of completion and occupancy
- "Single Family" is a single family detached unit on a single lot.
- Single Family attached is defined as one dwelling unit on a single lot attached by a common wall to one or more other dwelling units.
- Duplex is two dwelling units built on one lot.
- Multi-family is three or more units built on a single lot, typical of apartments or condominiums.

Source: Lincoln/Lancaster County Planning Department (February 16, 2004)
l:\short\ave\residential\kous by year.123

Memorandum

To:	Tom Cajka, Planning Department
From:	Chad Blahak, Public Works and Utilities Dennis Bartels, Public Works and Utilities
Subject:	Vintage Heights 4th Addition Amendment to CUP Special Permit #1762B
Date:	4/15/04
cc:	Randy Hoskins

Engineering Services has reviewed the Vintage Heights 4th Addition Amendment to CUP Special Permit #1762A, located west of South 98th Street between Pine Lake Road and Old Cheney Road, and has the following comments:

Sanitary Sewer - The following comments need to be addressed.

(1.1) The east side of this plat is inside the Steven's Creek drainage basin. A waiver of design standards for transferring sanitary sewer from one basin to another needs to be requested and justification for the waiver needs to be provided. The majority of the plat is not able to be served by gravity sewer at design standard depths. A private sanitary lift station has been proposed to accommodate this portion of the plat. Public Works would approve the waiver for the areas that are able to be served by a gravity sewer provided that the developer submit information showing, to the satisfaction of the Waste Water Department, that the Antelope Creek sewer has sufficient capacity for the added drainage area. Public Works does not recommend the approval of a lift station to serve the remainder of the plat. The current approved Comprehensive Plan shows that gravity sewer will not be available within the next 25 years. This time frame indicates that the lift station will not be a temporary facility. If the lift station is ultimately approved additional information including but not limited to specific location, sizing, and maintenance agreements for the lift station need to be provided to the satisfaction of Public Works.

(1.2) A waiver of design standards for sanitary sewer to run opposite street grades in Vine Cliff Drive needs to be requested and justification for the waiver needs to be provided. Public Works would approve this waiver provided that the maximum and minimum allowable sewer depths are not exceeded.

Water Mains - The following comments need to be addressed.

(2.1) The town home development in the northwest part of the plat is shown to make one connection to an existing 6" main in Foxtail Drive on the east side of the development. Information needs to be provided showing that the water system for the this portion of the plat meets fire flow requirements. A connection to the 24" main in 84th Street may be required.

(2.2) The 6" water main shown in Vine Cliff Drive needs to be extended to the proposed ROW line.

Grading/Drainage - The grading and drainage plan is incomplete and unsatisfactory.

(3.1) The north detention pond shown in the drainage study shows a rectangular pond with dimensions 144.3' long, 72' side and 6' deep. A pond with these dimensions will not fit in Outlot U that is designated for this detention. The grading for the proposed detention pond that meets the volume and outlet requirements needs to be shown on the grading and drainage plans. The location of the detention outlet works and pipe need to also be shown on the grading and drainage plans. All other required information pertaining to detention cells in the Subdivision ordinance, Design Standards, and Drainage Criteria Manual needs to be shown on the plans or in the drainage study.

(3.2) The detention pond shown in the drainage study shows a square pond with side dimensions of 165' and a depth of 4'. A pond with these dimensions will not fit in Outlot P that is designated for this detention. The grading for the proposed detention pond that meets the volume and outlet requirements needs to be shown on the grading and drainage plans. The location of the detention outlet works and pipe need to also be shown on the grading and drainage plans. All other required information pertaining to detention cells in the Subdivision ordinance, Design Standards, and Drainage Criteria Manual needs to be shown on the plans or in the drainage study.

(3.3) Information needs to be provided to satisfaction of Public Works showing supporting calculations for the 100yr flood elevations shown on the grading plan.

(3.4) Information needs to be provided to the satisfaction of Public Works for the proposed culvert under Foxtail Drive including size, supporting calculations, inlet and outlet elevations, and head water elevations based on the 100yr flood. Some minimum opening elevations for lots in Block 40 may need to be revised based on the culvert information.

(3.5) The pipe sizes need to be clearly labeled for storm sewer on the drainage plan.

(3.6) A minimum flood corridor easement needs to be shown for Antelope Creek located in Outlot R. The original Vintage Heights preliminary plat was approved prior to the adoption of the current Drainage Criteria Manual and therefore a minimum flood corridor easement for Antelope Creek was not a requirement. The proposed grading plan shows significant grading inside what would be the minimum flood corridor for Antelope Creek along the west side of Franciscan Drive. The proposed town home lots extend 40' closer to the channel than the currently approved lots. Also, the Boulder Ridge Preliminary Plat located to the south and directly upstream of this plat is being required to show the flood corridor easement. Outlot A in Vintage Heights 2nd Addition Preliminary Plat located to the north and directly downstream of this plat will be required to show the minimum corridor easement when it develops.

(3.7) It does not appear that the town home area was analyzed for detention requirements in the drainage study. Information needs to be provided concerning existing condition and proposed condition flows from this portion of the. Supporting calculations will also need to be provided.

Streets - The following comments need to be addressed.

(4.1) If this development is constructed prior to the improvement of the portions of Pine Lake

April 15, 2004

Road and/or Old Cheney Road adjacent to this plat, this developer is responsible for constructing temporary left turn lanes in Pine Lake and Old Cheney at the Lomathe Drive and 96th Street intersections respectively.

(4.2) This developer is responsible for constructing 98th Street from Old Cheney to Pine Lake as an asphalt rural road section. Left turn lanes will need to be provided at the local street intersections with 98th Street.

(4.3) The Vine Cliff Drive and 98th Street intersection should be shown as a right in right out intersection when 98th is improved to an urban section. Residents wishing to travel north bound on 98th from Vine Cliff will be allowed to execute a U-turn at the 98th and Pine Lake Road intersection.

(4.4) Information needs to be provided showing that adequate sight distance is provided for all turning movements at the proposed full median break intersections shown in 98th Street at Napa Ridge Drive and Forest Glenn Drive.

(4.5) The requested waiver of design standards to replace a standard 43.5' back of curb radius turnaround with a temporary hammer-head turnaround is unacceptable to Public Works. There was no physical justification given for this waiver request that would prevent the construction of a standard turnaround. Public Works would agree to a 30' back of curb radius turnaround.

General - The comments listed above represent a preliminary review of this submittal. Additional comments may be required for subsequent submittals based on information requested in this report.

The information shown on the preliminary plat relating to the public water main system, public sanitary sewer system, and public storm sewer system has been reviewed to determine if the sizing and general method providing service is satisfactory. Design considerations including, but not limited to, location of water main bends around curves and cul-de-sacs, connection of fire hydrants to the public main, temporary fire hydrant location, location and number of sanitary sewer manholes, location and number of storm sewer inlets, location of storm sewer manholes and junction boxes, and the method of connection storm sewer inlets to the main system are not approved with this review. These and all other design considerations can only be approved at the time construction drawings are prepared and approved.



MICHAEL WOOLMAN
<lpd737@CJIS.CL.LINC
OLN.NE.US>

04/05/2004 09:31 AM

To: Tom Cajka <TCajka@cl.lincoln.ne.us>
cc:
Subject: Vintage Heights 4th Addition

Mr. Cajka,

The Lincoln Police Department has concerns with the street names proposed in the Vintage Heights 4th Addition Site Plan. We feel that several of the street names will be mispronounced by citizens in emergency situations and will cause delays in emergency responses. There is no need to add confusion to emergency situations that are usually confusing and stressful to citizens that are involved. We also feel that the street name Cambria and Franciscan should be immediately removed because they are too close to current names Cambrian and Francis. We feel that the names on this site plan should be reviewed.

Sergeant Michael Woolman
Lincoln Police Department



Dennis L Roth

03/24/2004 10:40 PM

To: Thomas J Cajka/Notes@Notes

cc:

Subject: re: Vintage Heights, 4th Add

PROJ NAME: Vintage Heightst, 4th Add
PROJ NMBR: Amendment #04005, Annex #04004, CZ #04021
PROJ DATE: 03/19/04
PLANNER: Tom Cajka

Finding THREE DUPLICATE/SIMILAR names in our geobase for the street name proposed in this project, other than those which are an extension of an existing street. Also see comments regarding additional problems.

PROPOSED

Cambria Rd
Lamothe Dr
Mazarin Dr

EXISTING

Cambrian Cir and Dr
Lamont Cir and Dr
Mandarin Cir and Dr

Most STRONGLY RECOMMEND ALTERNATE names be selected.

Dennis "denny" Roth, ESD II/CAD Admin
Emergency Communications 9-1-1 Center

STREETS: Eyliac St, Forest Glen Dr, Franciscan Dr, Lamothe Dr, Latour Dr, Leyme Cir, Mazarin Dr, Mortensen Cir and Dr, Napa Ridge Dr, Tayac Cir, Thiveers Dt, Trizac Cir, Vine Cliff Dr and S 96 St

PRIVATE: Mortensen Ct

COMMENTS: Mortensen Dr begins as an E-W street but then turns at a sharp left angle and becomes a N-S street. This has always caused problems with house numbering and very confusing. To eliminate the problem, we would at a minimum, PREFER that the N-S leg of this street be named Mortensen Lane.

Franciscan Dr. As pointed out in our comments for the Boulder Ridge Add, SP #04011, PP #04008, CZ #04017, the street alignes with S 90 St, running north of Truchard Rd in the Vintage Hights South Add is already named S 90 St. BEFORE we can lend out approval, the street must carry the same name through all three additions.



Richard J Furasek
03/30/2004 01:52 PM

To: Thomas J Cajka/Notes@Notes
cc:
Subject: Vintage Heights 4th Addition

There were no fire hydrants on the site map that I had received for Amendment 04005, Annex # 04004, and CZ # 04021.

Richard J. Furasek
Assistant Chief Operations
Lincoln Fire & Rescue
1801 Q Street
Lincoln Ne. 68508
Office 402-441-8354
Fax 402-441-8292

IMPORTANT

Return this report with two sets of corrected plans. The corrections noted below are required to be made to the plans prior to issuance of a permit. Please indicate under each item where the correction is made by plan sheet number or plan detail number.

A separate set of plans for review and final approval must be submitted by the licensed installing contractor/s if fire suppression systems, sprinklers, dry powder, fire alarm systems or underground tanks are installed.

Permit # **DRF04031**

Address

Job Description: Development Review - Fire

Location: VINTAGE HEIGHTS 4TH ADDITION

Special Permit:

Preliminary Plat:

Use Permit:

CUP/PUD:

Requested By: TOM CAJKA

Status of Review: Denied

03/23/2004 1:09:54 PM

Reviewer: FIRE PREVENTION/LIFE SAFETY CODE

BOB FIEDLER

Comments: need site utility plan showing fire hydrants.

Current Codes in Use Relating to Construction Development in the City of Lincoln:

2000	International Building Code and Local Amendments
2000	International Residential Code and Local Amendments
1994	Nebraska Accessibility Guidelines (Patterned after and similar to ADA guidelines)
1989	Fair Housing Act As Amended Effective March 12, 1989
1979	Zoning Ordinance of the City of Lincoln as Amended including 1994 Parking Lot Lighting Standards
1992	Lincoln Plumbing Code (The Lincoln Plumbing Code contains basically the 1990 National Standard Plumbing Code and local community Amendments.)
1999	National Electrical Code and Local Amendments
1997	Uniform Mechanical Code and Local Amendments
1994	Lincoln Gas Code
1994	NFPA 101 Life Safety Code
2000	Uniform Fire Code and Local Amendments
	Applicable NFPA National Fire Code Standards

**LINCOLN-LANCASTER COUNTY HEALTH DEPARTMENT
INTER-OFFICE COMMUNICATION**

TO: Tom Cajka

DATE: March 29, 2004

DEPARTMENT: Planning

FROM: Chris Schroeder

ATTENTION:

DEPARTMENT: Health

CARBONS TO: EH File

SUBJECT: Vintage Heights 4th Add

EH Administration

Amendment #04005

Annex #04004

CZ #04021

The Lincoln-Lancaster County Health Department (LLCHD) has reviewed the proposed development with the following noted:

- All wind and water erosion must be controlled during construction. The Lower Platte South Natural Resources District should be contacted for guidance in this matter.
- During the construction process, the land owner(s) will be responsible for controlling off-site dust emissions in accordance with Lincoln-Lancaster County Air Pollution Regulations and Standards Article 2 Section 32. Dust control measures shall include, but not limited to application of water to roads, driveways, parking lots on site, site frontage and any adjacent business or residential frontage. Planting and maintenance of ground cover will also be incorporated as necessary.

INTER-DEPARTMENT COMMUNICATION



DATE: April 2, 2004
TO: Tom Cajka, City Planning
FROM: Sharon Theobald
Ext. 7640
SUBJECT: DEDICATED EASEMENTS
DN #59S-93E

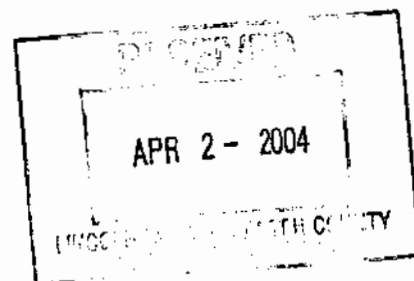
Attached is the Site Plan for Vintage Heights 4th Addition CUP.

In reviewing the dedicated transmission line or other electrical easements shown on this plat, LES does not warrant, nor accept responsibility for the accuracy of any such dedicated easements.

ALLTEL, Time Warner Cable, and the Lincoln Electric System will require the additional easements marked in red on the map, along with blanket utility easements over the Outlots, as noted.

Sharon Theobald

ST/ss
Attachment
c: Terry Wiebke
Easement File



**Vintage Heights Homeowners Association
April 27, 2004**

**To: Mr. Marvin Krout - Lincoln City Planning Commission Director
Mr. Tom Cajka – Planning Department Project Planner**

**Cc: Mayor Coleen Seng - City of Lincoln Mayor
Mr. Jon Camp - Lincoln City Council Representative**

Subject: Increased townhome density planned for Vintage Heights west of Antelope Creek (Special Permit No. 1762B, and Change of Zone No. 04021)

It has come to our attention that Hampton Development, the developer of our housing development (Vintage Heights), is planning to present a zoning change that will increase the density of the town homes planned for the area west of Antelope Creek. The original plan called for approximately 57 total individual units in groups of two or three for this area. The newly proposed plan calls for approximately 118 total individual units in a slightly larger area in groups of four or five. We object to this increased density zoning change, which is an almost doubling of the density of the homes originally planned for this area. The covenants for the Vintage Heights development are more stringent for the North area of the development with a requirement for larger lots, larger homes, and larger setbacks. The increased density of town homes is planned for this North area of the development. We feel the increased density of these town homes will have a large negative impact on the Vintage Heights development, by decreasing the value of existing homes, particularly those closest to the area of increased density.

Another very significant issue with this planned development area is that there does not seem to be another exit road out of this area planned other than the existing roads in the development. This will cause a large safety problem by significantly increasing the traffic flow in and out of the development on already extremely busy streets. We feel it is imperative that another exit road be built out to 84th Street or Pine Lake Road before any housing development begins in this area west of Antelope Creek.

Respectively yours,

Vintage Heights Homeowners Association Board of Directors and President

**Terri Roberts – VHHA President
489-2729**

Warren Gran – VHHA Board Member

Kendra Trumbley – VHHA Board Member

Steve Meyers – VHHA Board Member



Engineering Design Consultants

2200 Fletcher Avenue, Suite 102
Lincoln, Nebraska 68521

Phone (402) 438-4014

Fax (402) 438-4026

March 19, 2004

Mr. Tom Cajka
Planning Department
City-County Building
555 South 10th Street
Lincoln, NE 68508

RE: Vintage Heights 4th Addition
Amendment to C.U.P. Special Permit #1762A
Change of Zone
EDC Job #03-3501-10

Dear Tom,

On behalf of Engineering Design Consultants (EDC) client, Pine Lake Plaza, L.L.C., the following applications are submitted for review per the subdivision application process.

1. Amendment to the C.U.P, Special Permit #1762A for Vintage Heights.
2. Change of zone from AG to R-3 (see zoning exhibit).
3. Change of zone from AGR to R-3 (see zoning exhibit).

The following changes are on this C.U.P boundary:

1. The C.U.P boundary of Vintage Heights has been adjusted to exclude Lot 27, Block 13. The C.U.P boundary adjustment will not effect the density calculations because Lot 27, Block 13, was excluded from the density calculations, due to the use of this site being reserved for a public school.
2. Blocks, lots, and use added to the C.U.P boundary:
 - a. Block 27 – 12 Townhome Lots.
 - b. Block 28 – 16 Townhome Lots, 4 Single Family Lots.
 - c. Block 29 – 22 Single Family Lots.
 - d. Block 30 – 42 Single Family Lots.
 - e. Block 31 – 5 Single Family Lots.

MAR 19 2004

- f. Block 32 – 30 Single Family Lots.
- g. Block 33 – 17 Single Family Lots.
- h. Block 34 – 12 Single Family Lots.
- i. Block 35 – 13 Single Family Lots.
- j. Block 36 – 24 Row House Lots.
- k. Block 37 – 4 Row House Lots.
- l. Block 38 – 1 Single Family Lot, 33 Row House Lots.
- m. Block 39 – 24 Row House Lots.
- n. Block 40 – 31 Row House Lots.

3. Waivers to the Land Subdivision Title 26.

- a. A waiver for the lot width to depth ratio per Title 26, Section 26.23.140 for Block 27, Lots 1 – 12, Block 28, Lots 1 – 16, Block 36, Lots 1 – 24, Block 37, Lots 1 – 4, Block 38, Lots 1 – 34, Block 39, Lots 1 – 24, Block 40, Lots 1 – 31 to allow for Duplex lots.
- b. A waiver is requested for the minimum lot depth of 120 feet for lots abutting a major street per Title 26, Section 26.23.140 for Block 27, Lots 1 and 12, Block 28, Lot 16, Block 30, Lots 1 and 42, Block 31, Lot 5, Block 32, Lots 1, 11, 12, 18, 19, 26, and 27, and Block 33, Lots 8 and 9. Block 32, Lots 11, 12, 18, 19, 26, and 27, are fronting cul-de-sacs and are considerably larger lots, therefore the rear of the home would not be directly facing South 98th Street allowing for more space between the structure and South 98th Street. Block 30, Lot 42, Block 31, Lot 5, and Block 32, Lot 1, are corner lots, to avoid redesigning the lot configurations, a side yard setback of 30 feet will be required to insure the homes will not be set too close to South 98th Street, per the meeting on March 4, 2004 with Tom Cajka and Ray Hill. Increased rear and side yard setbacks of 30 feet will be added to the general notes on the C.U.P Amendment to avoid potential noise pollution on the above mentioned lots.
- c. A waiver is requested for the filing of a preliminary plat as per Title 26, Section 26.11.020. A preliminary plat is not required with an Amendment to a Community Unity Plan.
- d. A waiver is requested for dead end streets to have a 60 foot minimum radius turnaround per Title 26, Section 26.23.080. The requirement will cause the loss of at least one lot and a hammer-head turnaround has been provided to allow for vehicular turnaround.

4. Property from I.T. Lot 17 will become part of I.T. Lot 56. The boundary between the I.T. Lot 17 and I.T. Lot 56 will be redefined to include the property

MAR 19 2004


from I.T. Lot 17 and will be plated with the final plat. The new boundary line between I.T. Lot 17 and I.T. Lot 56 will be defined before the Final Plat is submitted (see boundary exhibit).

5. Block 32, Lot 30 and Block 35, Lot 1 are triple frontage lots and will have front yard setbacks of 20 feet on each side fronting each street, however access will be allowed from all three streets provided the buildable area will not require an adjustment to the minimum standards of the R3 zone.
6. Mortensen Court will be a private roadway.
7. The developer requests a meeting with public works to discuss the improvements required in 98th Street abutting the C.U.P.
8. The Right-of-Way on the South side of Old Cheney Road will be 70 feet, 700 feet back to the West from the centerline of the intersection of Old Cheney Road and South 98th Street. The Right-of-Way on the West side of South 98th Street will be 70 feet, 700 feet back to the North from the centerline of the intersection of South 98th Street and Pine Lake Road. The Right-of-Way on the West side of South 98th Street between the intersection of Old Cheney Road and South 98th Street to the beginning of the 700 foot Right-of-Way at the intersection of South 98th Street and Pine Lake Road excluding the length of Lot 6, Block 31 (Outlot 'B' of Vintage Heights 11th Addition Final Plat) will be 60 feet. The proposed dedication of this Right-of-Way is per the meeting on March 4, 2004 with Dennis Bartels at the Planning Department.
9. The developer has sent a letter to the Vintage Heights Homeowners Association notifying them of the Amendment to the C.U.P and will meet with the Association to discuss those changes.
10. Direct vehicular access to Old Cheney Road, South 98th Street, and Pine Lake Road will be relinquished, except where as shown on the site plan.

If there are any additional questions or concern please contact me at 438-4014 or at jthiellen@edc-civil.com

Engineering Design Consultants

Sincerely,


Jason Thiellen
Land Planner

MAR 19 2004

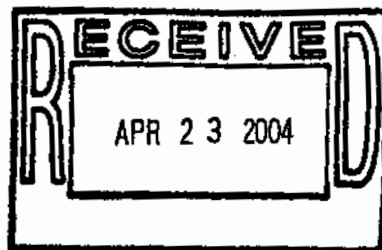
Mr. Tom Cajka
March 19, 2004
Page 4

Enclosed:

8 Copies of Sheets 1 – 13
13 Copies of Sheets 2 and 3
3 Copies of Storm Water Detention Calculations
Soils Report
Change of zone from AG to R3 exhibit
Change of zone from AGR to R3 exhibit
Annexation request exhibit
Check in the amount of \$3,120.00
Boundary Exhibit

c: Bob Lewis

MAR 19 2004



April 22, 2004

Bob Hampton
Hampton Development Services
3801 Village Drive, # 102
Lincoln, NE 68516

Re: New Covenant land

Dear Bob:

Based upon our understanding, I believe we can move forward with review of a purchase agreement for the ground on the east side of our property, inclusion of re-zoning the east side of New Covenant's property into residential, and New Covenant's retention of the 4 lots on the north end of the east side. If you can get the purchase agreement to me by the end of this week, I will submit it to our legal counsel for review and eventual submission for congregational vote.

Sincerely,

Monte Froehlich, Chairman
New Covenant Community Church Leadership Team

Cc: Bob Stephens
Tim Johnson